

VG-418-2025-136179

Denton County
Juli Luke
County Clerk

Instrument Number: 136179

Real Property Recordings

PROPERTY ASSOC MGMT CERT

Recorded On: December 04, 2025 11:51 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

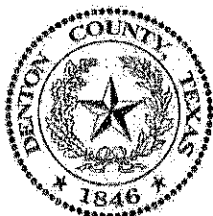
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 136179
Receipt Number: 20251204000270
Recorded Date/Time: December 04, 2025 11:51 AM
User: Lisa H
Station: Station 41

Record and Return To:

AAMC
2651 SAGEBRUSH DR #104
FLOWER MOUND TX 75028



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
SUNSET POINT AT TWIN COVES PROPERTY OWNERS' ASSOCIATION**

STATE OF TEXAS
COUNTY OF DENTON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the Managing Agent of Sunset Point at Twin Coves Property Owners Association, and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Sunset Point at Twin Coves.
2. The name of the Association: Sunset Point at Twin Coves Property Owners Association.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:
Sunset Point at Twin Coves Property Owners Association
c/o Accelerated Association Management Company LLC
2651 Sagebrush Dr #104
Flower Mound, TX 75028
5. The name and contact information for the Managing Agent of the Association:

Accelerated Association Management Company LLC
2651 Sagebrush DR #104
Flower Mound, TX 75028
Phone: 972-372-0752
Email Address: admin@acceleratedmgmt.com
6. Website for Dedicatory Instruments: WWW.acceleratedmgmt.com
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Admin Fee	\$300.00
Reserve Working Capital:	\$1500.00.

Signed this 12 day of November 2025

SUNSET POINT AT TWIN COVES PROPERTY OWNERS' ASSOCIATION

By: [Signature]

Jamie Morris- Accelerated Association Management Company, LLC, Agent

Sworn to and was acknowledged before me, under my official hand and seal of office this 12 day of November, 2025 By Jamie Morris Jamie Morris a Duly Authorized Officer/Agent.

After Recording, Please
Return To:
AAMC
2651 Sagebrush DR #104
Flower Mound, TX 75028
info@acceleratedmgmt.com
972-372-0752 (o)
972-372-0680 (f)

[Signature]
Notary Public
State of Texas

Ashley Hughs Washer
Printed Name

My Commission Expires: 2-11-2026



Document	Recording Information
Sunset Point at Twin Coves Plat - July 16, 2019	Document No. 2019-300
Declaration of Covenants, Conditions and Restrictions for Sunset Point at Twin Coves Property Owners Association - November 19, 2021	Document No. 2021-212769
First Amendment to Declaration - November 18, 2022	Document No. 2022-160172

EXHIBIT A